

ARCHITECTURAL REVIEW BOARD MINUTES
REGULAR MEETING – OCTOBER 2, 2013

The regular meeting of the Bal Harbour Village Architectural Review Board was held on Wednesday, October 2, 2013, in the Bal Harbour Village Hall Council Chambers (655 – 96th Street, Bal Harbour, Florida).

1. CALL TO ORDER/ROLL CALL: The meeting was called to order at 11:08 a.m. by Mr. Silvers. The following were present:

James Silvers, Chair
Paul Buzinec
Christopher Cawley
Jorge D. Mantilla

Also present:

Jay R. Smith, Interim Village Manager
Ellisa Horvath, MMC, Village Clerk
Raul Rodriguez, Building Official (CAP Government)
Suramy Cabrera, Senior Structural Engineer (CAP Government)
Johanna M. Lundgren, Village Attorney

As a quorum was determined to be present, the meeting commenced.

2. PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was led by Mr. Buzinec.

3. APPROVAL OF MINUTES: A motion was offered by Mr. Mantilla and seconded by Mr. Buzinec to approve the September 4, 2013 Regular Meeting Minutes. The motion carried (4-0).

4. HEARINGS: Ms. Lundgren explained the procedures for the quasi-judicial process.

No disclosures were made by the Board.

Those planning to speak at the hearings were sworn in by Mrs. Horvath.

FENG SHUI STYLE, LLC. – 63 BAL BAY DRIVE: The Board considered an application (previously presented to the Board) for the remodeling of an existing one-story residence, with some additional square footage at the front of the residence and a small extension in the rear of the house. The proposed addition would increase the square footage from 2,642 square feet to 2,796 square feet.

Raul Rodriguez - Building Official, reviewed the Building Official report, which recommended that a Certificate of Appropriateness be granted, subject to the following conditions: plans to be submitted for permitting must be in full compliance with the Florida Building Code 2010 (FBC), including the energy code and flood requirements. He noted that the Board's previous concerns with the project had been addressed.

Jason W. Tapia, Architect – Building Center No.3 (223 E. Flagler Street, #614, Miami, FL), presented the project.

Mr. Buzinec voiced concern that the front door was less than three feet. Mr. Tapia clarified that the door would be three feet. Mr. Buzinec voiced concern that visitors would have to step off the landing when the door was opened. Mr. Silvers suggested that the planter be extended and that the landing be made the length of the planter, with the steps beyond that. Mr. Tapia agreed that could be done.

Mr. Silvers suggested that the front windows be extended down to the floor, to see the planters from inside the house, or continue the brick under the windows.

Mr. Buzinec discussed the lack of a door schedule. He questioned if a window or door was in the back (upper left hand corner).

Claudia Aravena, Designer – Building Center No.3 (223 E. Flagler Street, #614, Miami, FL), noted that it was an existing door. Mr. Buzinec requested that the plans be corrected on A-5, since it read that it was an existing window to remain. Mr. Tapia agreed that it was an existing door to remain.

Mr. Buzinec requested that the sliding glass doors, shown on plan A-2 and elevation A-5, be shown in back of the adjacent fixed panel, to alleviate debris in the tracts. Mr. Tapia will verify that on the specifications.

Mr. Buzinec discussed detail #4 on A8 for the exterior door head regarding the beam. Mr. Tapia will correct that to a tie beam.

Mr. Buzinec noted that the Code required a double plate for the joist sill. Mr. Tapia will correct that. He will also provide a project manual, for the builder.

A motion was offered by Mr. Mantilla and seconded by Mr. Cawley to grant a Certificate of Appropriateness.

No comments were provided by the public.

A motion was offered by Mr. Silvers and seconded by Mr. Cawley to amend the motion, conditional to extending the planter out to accommodate the design and to provide a larger landing, in addition to the condition recommended by the Building Official in his report.

The amendment to the motion carried (4-0). The motion, as amended, carried (4-0).

5. PUBLIC HEARING FOR REVIEW OF THE FOLLOWING PROPOSED ORDINANCE: The following Ordinance was read by title, by Mrs. Horvath:

AN ORDINANCE OF BAL HARBOUR VILLAGE, FLORIDA, AMENDING CHAPTER 5.5 “APPEARANCE CODE,” ARTICLE III “ARCHITECTURAL REVIEW BOARD,” SECTION 5.5-13 “POWERS; DUTIES” AND SECTION 5.5-15 “CERTIFICATE OF APPROPRIATENESS, PROCEDURE FOR CONSIDERATION” OF THE CODE OF ORDINANCES IN ORDER TO AMEND

THE DUTIES AND PROCEDURES OF THE ARCHITECTURAL REVIEW BOARD; AND PROVIDING FOR AN EFFECTIVE DATE.

Ms. Lundgren discussed the Ordinance, which would allow a Board member to do work in the Village, while also serving on the Board. In addition, it would require Board members to individually visit the application sites, prior to the hearings.

Mr. Smith will provide the Board members with access into the Gated Area.

Ms. Cabrera suggested that the hearing addresses be provided to the Board ahead of the agenda, to allow more time to view the site. The Board discussed the possibility of changing the applicant submittal deadline, in the future.

Mr. Silvers questioned why the Bal Harbour Shops (Business District) was excluded from Board review. Ms. Lundgren wasn't sure, but explained that would be up to the Council to change. Mr. Silver discussed the impact that the Shops expansion would have on the community, as any other commercial building would. It was the consensus of the Board to send a recommendation to the Council regarding that. This item was discussed under Other Business.

Mr. Silvers requested public input. No comments were provided.

A motion was offered by Mr. Buzinec and seconded by Mr. Cawley, to recommend that the Council approve the Ordinance. The motion carried (4-0).

Ms. Lundgren clarified that the Board members would not need to disclose that they visited the site, since the Ordinance (if passed) would require them to do so.

6. OTHER BUSINESS:

A motion was offered by Mr. Silvers and seconded by Mr. Mantilla to recommend to the Council that the Business Zoning District architectural plans be reviewed by the Architectural Review Board. The motion carried (4-0).

Mrs. Horvath reported that the terms of the current Board members had expired and explained the new procedure for Board members to complete an application, if they were interested in serving again.

7. ADJOURN: There being no further business, **a motion was offered by Mr. Buzinec and seconded by Mr. Cawley to adjourn. The motion carried (4-0), and the meeting was adjourned at 11:50 a.m.**

Attest:


Ellisa L. Horvath, MMC, Village Clerk


James Silvers, Chair